

090.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

660,800 / 660,800

USE VALUE:

660,800 / 660,800

ASSESSED:

660,800 / 660,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MARTIN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GEOGHEGAN JACQUELINE M	
Owner 2:	
Owner 3:	

Street 1: 7 MARTIN ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474	Type:
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## PREVIOUS OWNER

Owner 1: BECK ERIK H -
Owner 2: GEOGHEGAN JACQUELINE M -

Street 1: 7 MARTIN ST
Twn/City: ARLINGTON

St/Prov: MA Cntry:
Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 3,704 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1448 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3704		Sq. Ft.	Site		0	70.	1.43	5									371,784						371,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		3704.000	289,000		371,800	660,800				
Total Card		0.085	289,000		371,800	660,800	Entered Lot Size			
Total Parcel		0.085	289,000		371,800	660,800	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	456.35	/Parcel: 456.3	Land Unit Type:			

## PREVIOUS ASSESSMENT

Parcel ID 090.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,100	0	3,704.	371,800	660,900	660,900	Year End Roll	12/18/2019
2019	101	FV	233,300	0	3,704.	377,100	610,400	610,400	Year End Roll	1/3/2019
2018	101	FV	233,300	0	3,704.	281,500	514,800	514,800	Year End Roll	12/20/2017
2017	101	FV	233,300	0	3,704.	254,900	488,200	488,200	Year End Roll	1/3/2017
2016	101	FV	233,300	0	3,704.	244,300	477,600	477,600	Year End	1/4/2016
2015	101	FV	227,400	0	3,704.	207,100	434,500	434,500	Year End Roll	12/11/2014
2014	101	FV	227,400	0	3,704.	196,500	423,900	423,900	Year End Roll	12/16/2013
2013	101	FV	227,400	0	3,704.	187,000	414,400	414,400		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BECK ERIK H,	71065-465	1	5/29/2018	Estate/Div		1	No		
CAMPBELL PAUL R	35140-337		3/27/2002		385,000	No	No		
	12478-259		7/16/1973			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2012	492	Redo Bat	11,280					

## ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
5/9/2012	Info Fm Prmt	MM	Mary M
2/3/2009	Meas/Inspect	189	PATRIOT
6/9/2002	MLS	MM	Mary M
1/28/2000	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good			OF=TOILAET IN BMT.															
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath:	Rating:																		
Prime Wall: 4	- Vinyl			A HBth:	Rating:																		
Sec Wall:		%		OthrFix: 1	Rating: Average																		
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1															
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Frl:	Rating: Average																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C+ - Average (+)				<b>CONDO INFORMATION</b>																			
Year Blt: 1929	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct: G13		Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		No Unit	RMS	BRS	FL												
Prim Int Wall: 2	- Plaster			Functional:		%		1	7	3	M												
Sec Int Wall:		%		Economic:		%																	
Partition: T - Typical				Special:		%																	
Prim Floors: 3	- Hardwood			Override:		%																	
Sec Floors:		%		Total:	26.4	%		Totals															
Bsmnt Flr: 12	- Concrete							1	7	3													
Subfloor:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>											
Bsmnt Gar: 1				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price				<b>SUB AREA DETAIL</b>							
Electric: 3	- Typical			Size Adj.: 1.35000002																			
Insulation: 2	- Typical			Const Adj.: 0.98000199																			
Int vs Ext: S				Adj \$ / SQ: 165.375																			
Heat Fuel: 1	- Oil			Other Features: 64500																			
Heat Type: 5	- Steam			Grade Factor: 1.10																			
# Heat Sys: 1				NBHD Inf: 1.00000000																			
% Heated: 100		% AC:		NBHD Mod:																			
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00																			
% Com Wall		% Sprinkled:		Adj Total: 392702																			
				Depreciation: 103673				Juris. Factor: 1.00		Before Depr: 181.91													
				Depreciated Total: 289029				Special Features: 0		Val/Su Net: 118.25													
								Final Total: 289000		Val/Su SzAd: 199.59													
<b>MOBILE HOME</b>				WtAv\$/SQ:																			
Make:				AvRate:																			
Model:				Ind.Val:																			
Serial #:																							
Year:																							
Color:																							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 090.0-0005-0008.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
<b>AssessPro Patriot Properties, Inc</b>																							
More: N					Total Yard Items:														Total:				
					Total Special Features:																		